

126.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,273,800 / 1,273,800

APPRAISED: 1,273,800 / 1,273,800

USE VALUE: 1,273,800 / 1,273,800

ASSESSED: 1,273,800 / 1,273,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SCOTT ROBERT J-ETAL	
Owner 2: SCOTT PATRICIA ARBIA	
Owner 3:	

Street 1: 15 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 3067 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7000.000		701,700		5,100		567,000		1,273,800						80968	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					05/19/18	

**USER DEFINED**

Prior Id # 1: 80968

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID		Parcel ID 126.0-0003-0006.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	701,700	5100	7,000.	567,000	1,273,800			Year end	12/23/2021	
2021	104	FV	667,400	5100	7,000.	567,000	1,239,500			Year End Roll	12/10/2020	
2020	104	FV	667,500	5100	7,000.	567,000	1,239,600	1,239,600	Year End Roll		12/18/2019	
2019	104	FV	520,200	5100	7,000.	598,500	1,123,800	1,123,800	Year End Roll		1/3/2019	
2018	104	FV	458,400	5100	7,000.	441,000	904,500	904,500	Year End Roll		12/20/2017	
2017	104	FV	429,300	5100	7,000.	422,100	856,500	856,500	Year End Roll		1/3/2017	
2016	104	FV	429,300	5100	7,000.	390,600	825,000	825,000	Year End		1/4/2016	
2015	104	FV	356,500	5100	7,000.	327,600	689,200	689,200	Year End Roll		12/11/2014	

SALES INFORMATION											TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes						
	16057-281		3/1/1985			206,500		No	No	Y							

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/21/2011	1888	Redo Kit	4,000					update kitchen cab	5/19/2018	MEAS&NOTICE	HS	Hanne S					
1/4/2011	5	Siding	17,000						5/4/2012	Info Fm Prmt	MM	Mary M					
10/27/2010	2211	New Wind	2,200						2/4/2009	Measured	336	PATRIOT					
10/19/2010	2155	Re-Roof	7,500						11/1/1999	Meas/Inspect	266	PATRIOT					
10/7/2010	2111	New Wind	3,000						3/13/1996		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																										
Type:	12 - Multi-Conver		Full Bath	2	Rating:	Average																																																																																																
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																		
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:																																																																																																		
Foundation:	1 - Concrete		A 3QBth:	Rating:																																																																																																		
Frame:	1 - Wood		1/2 Bath:	Rating:																																																																																																		
Prime Wall:	4 - Vinyl		A HBth:	Rating:																																																																																																		
Sec Wall:			OthrFix:	Rating:																																																																																																		
Roof Struct:	1 - Gable		OTHER FEATURES																																																																																																			
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Average		1st Res Grid Desc: Line 1 # Units 1																																																																																													
Color:	YELLOW		A Kits:	1	Rating:		Good																																																																																															
View / Desir:			Fpl:	2	Rating:		Average																																																																																															
GENERAL INFORMATION						WSFlue:	Rating:																																																																																															
Grade:	B- - Good (-)		CONDOS INFORMATION																																																																																																			
Year Blt:	1925	Eff Yr Blt:	Location:																																																																																																			
Alt LUC:			Total Units:																																																																																																			
Jurisdct:	G13	Fact:	Floor:																																																																																																			
Const Mod:			% Own:																																																																																																			
Lump Sum Adj:			Name:																																																																																																			
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN																																																																																							
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																											
Prim Int Wal	2	- Plaster	Functional:				Interior:	1	6	3																																																																																												
Sec Int Wall:			Economic:				Additions:	1	5	2																																																																																												
Partition:	T - Typical	Special:				Kitchen:																																																																																																
Prim Floors:	4 - Carpet	Override:				Baths:																																																																																																
Sec Floors:	3 - Hardwood	Total:	18.6	%	Plumbing:																																																																																																	
Bsmnt Flr:	12 - Concrete	CALC SUMMARY						Electric:																																																																																														
Subfloor:			Basic \$ / SQ:	170.00	COMPARABLE SALES						Heating:																																																																																											
Bsmnt Gar:			Size Adj.:	1.01281965	Rate	Parcel ID	Typ	Date	Sale Price				General:																																																																																									
Electric:	3 - Typical	Const Adj.:	0.98255032																																																																																																			
Insulation:	2 - Typical	Adj \$ / SQ:	169.175																																																																																																			
Int vs Ext:	S	Other Features:	119000																																																																																																			
Heat Fuel:	1 - Oil	Grade Factor:	1.21																																																																																																			
Heat Type:	5 - Steam	NBHD Inf:	1.00000000																																																																																																			
# Heat Sys:	2	NBHD Mod:																																																																																																				
% Heated:	100	LUC Factor:	1.00																																																																																																			
Solar HW:	NO	Adj Total:	862078																																																																																																			
% Com Wal			Depreciation:	160346	Juris. Factor:	1.00	Before Depr:	204.70																																																																																														
			Deprecated Total:	701731	Special Features:	0	Val/Su Net:	150.61																																																																																														
					Final Total:	701700	Val/Su SzAd:	242.47																																																																																														
MOBILE HOME						Make:	Model:	Serial #:	Year:	Color:																																																																																												
SPEC FEATURES/YARD ITEMS																																																																																																						
PARCEL ID 126.0-0003-0006.0																																																																																																						
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3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100		5,100																																																																																					
More: N						Total Yard Items:			5,100	Total Special Features:						Total:	5,100																																																																																					
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SUB AREA <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor</td> <td>1,454</td> <td>169.170</td> <td>245,980</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td>50 A</td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,440</td> <td>169.170</td> <td>243,612</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>1,380</td> <td>50.750</td> <td>70,038</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>345</td> <td>93.050</td> <td>32,101</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OFF</td> <td>Open Porch</td> <td>40</td> <td>43.230</td> <td>1,729</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 4,659</td> <td colspan="2">Total: 593,460</td> <td colspan="3"></td> <td colspan="2"></td> </tr> <tr> <td>Size Ad</td> <td>2894</td> <td>Gross Area</td> <td>5694</td> <td>FinArea</td> <td>3067</td> <td colspan="3"></td> <td colspan="2"></td> </tr> </tbody> </table>															Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,454	169.170	245,980	UAT	100	FLA	50 A			SFL	Second Floor	1,440	169.170	243,612							BMT	Basement	1,380	50.750	70,038							UAT	Upper Attic	345	93.050	32,101							OFF	Open Porch	40	43.230	1,729							Net Sketched Area: 4,659				Total: 593,460							Size Ad	2894	Gross Area	5694	FinArea	3067					
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